

ORIGINAL

VP8118LGB

A.

4. The subject property appraisal contained the following errors:

a. The appraisal failed to report and discuss a previous sale of the property within 12 months of the date of appraisal, in violation of Idaho Code § 54-4107(1)(d) and (e), IDAPA 24.18.01.700, and USPAP Standards 1-1(a) and (b) and 1-5(b)(i);

b. The appraisal contains numerous contradictions, in violation of Idaho Code § 54-4107(1)(d) and (e), IDAPA 24.18.01.700, and USPAP Standard 1-1(c).

5. The above-stated allegations, if proven, would constitute a violation of the laws and rules governing the practice of real estate appraisal and would constitute grounds for disciplinary action against Respondent's license to practice real estate appraisal in the State of Idaho.

6. Respondent, in lieu of proceeding with a formal disciplinary action to adjudicate the allegations as set forth above, hereby agrees to the discipline against him license as set forth in Section C below.

**B.**

I, Don C. Anderson, by affixing my signature hereto, acknowledge that:

1. I have read and understand the allegations pending before the Board, as stated above in Section A. I further understand that these allegations constitute cause for disciplinary action upon my license to appraise real estate in the State of Idaho, and admit that I violated the above stated rules and regulations.

2. I understand that I have the right to a full and complete hearing; the right to confront and cross-examine witnesses who would testify against me; the right to present evidence in my favor or to call witnesses in my behalf, or to so testify myself; the right to reconsideration; the right to appeal; and all rights accorded by the Administrative Procedure Act of the State of Idaho and the laws and rules governing the practice of real estate appraising in the State of Idaho. I hereby freely and voluntarily waive these rights in order to enter into this stipulation as a resolution of the pending allegations against me.

3. I understand that in signing this consent order I am enabling the Board to impose disciplinary action upon my license without further process.

**C.**

1. Based upon the foregoing stipulation, it is agreed that the Board may issue the following order:

Respondent shall attend fifteen (15) hours of continuing education within six (6) months from the effective date of this Order. Respondent may choose to attend either Basic Valuation Procedures, or Standards of Practice, taught by a Board approved provider. Respondent shall, as soon as possible after completion of the 15 hours of instruction, provide the Board with proof of attendance. The 15 hours of continuing education will be in addition to, and will not fulfill, any other hours of continuing education Respondent is required to take to maintain his license.

2. The violation of any of the terms of this stipulation by Respondent will warrant further Board action. The Board therefore retains jurisdiction over this proceeding until all matters are finally resolved as set forth in this stipulation.

**D.**

1. It is hereby agreed between the parties that this settlement agreement shall be presented to the Board with a recommendation for approval from the Attorney General's Office at the next regularly scheduled meeting of the Board.

2. Respondent understands that the Board is free to accept or reject this settlement agreement, and if rejected by the Board, a formal complaint may be filed against the Respondent. Respondent hereby agrees to waive any right he may have to challenge the impartiality of the Board to hear the disciplinary complaint if, after review by the Board, this settlement agreement is rejected.

3. If the settlement agreement is not accepted by the Board, it shall be regarded as null and void. Admissions by the Respondent in the settlement agreement will not be regarded as evidence against him at the subsequent disciplinary hearing.

4. The Consent Order shall not become effective until it has been approved by a majority of the Board and endorsed by a representative member of the Board.

I have read the above stipulation fully and have discussed it with my counsel. I understand that by its terms I will be waiving certain rights accorded me under Idaho law. I also understand that by its terms the Idaho Real Estate Appraiser Board will issue an Order on this stipulation whereby my license to practice real estate appraising will be subject to the above delineated terms and conditions. I agree to the above stipulation for settlement.

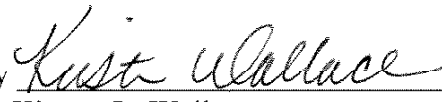
DATED this 22 day of July, 1998.

  
Don C. Anderson, Respondent

I concur in the stipulation and order.

DATED this 24 day of July, 1998.

STATE OF IDAHO  
OFFICE OF THE ATTORNEY GENERAL

By   
Kirsten L. Wallace  
Deputy Attorney General

Pursuant to Idaho Code § 54-4106, the foregoing is adopted as the decision of the Idaho Real Estate Appraiser Board in this matter and shall be effective on the 29<sup>th</sup> day of July, 1998. **IT IS SO ORDERED.**

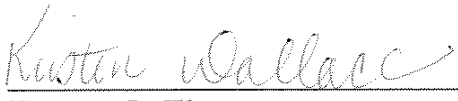
IDAHO REAL ESTATE APPRAISER BOARD

By Ed Morse  
Ed Morse, Chair

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 14 day of August, 1998, I caused to be served a true and correct copy of the foregoing by placing a copy thereof in the United States Mail postage prepaid, addressed to:

Mr. Don. C. Anderson  
Anderson Appraisals  
N. 4301 Ramsey Road, Suite B-23  
Coeur d'Alene, ID 83814

  
\_\_\_\_\_  
KIRSTEN L. WALLACE  
Deputy Attorney General



STATE OF IDAHO  
OFFICE OF THE ATTORNEY GENERAL  
ALAN G. LANCE

August 14, 1998

Mr. Don. C. Anderson  
Anderson Appraisals  
N. 4301 Ramsey Road, Suite B-23  
Coeur d'Alene, ID 83814

Re: Board of Real Estate Appraiser Investigation

Dear Mr. Anderson:

Enclosed please find a copy of the Consent Order entered in Case No. REA-L4C-01-96-032. You may retain this copy for your file. It was executed on July 29, 1998, by Ed Morse, the Board Chair. Accordingly, you will have six months from July 29, 1998, to complete the 15-hour continuing education requirement.

This constitutes a final disposition of this matter. Although I cannot give you any legal advice, I would be happy to answer any questions you may have.

Yours very truly,

A handwritten signature in cursive script that reads "Kirsten Wallace".

KIRSTEN L. WALLACE  
Deputy Attorney General

KLW:cjf  
Enclosure

cc: John Kersey (w/ original encl.)  
Reapprsr/L8226L.WC

# OCCUPATIONAL LICENSES LICENSEE LISTING

Page 1

CRA-48 ANDERSON, DON

License Number: CRA-48

Name: DON C ANDERSON  
Address: N 4301 RAMSEY RD D-31  
COEUR D ALENE, ID 83815  
County: KOOTENAI  
Country:  
Area: 1  
Mail Address: N 4301 RAMSEY RD D-31  
COEUR D ALENE ID 83815  
Comments: 2/13/00

SSN 531-03-6961      Sex: U  
Birthdate: 05/09/1918  
Birth Place: SEATTLE, WA  
Date Licensed: 07/01/1993

License Method: UnAssigned  
Reciprocity: CR  
Temp Expires:  
Certificate Date:

License Current? No  
Last Action: Deceased      Date: 06/10/1999  
Public Record? Yes      Accept Chks? Yes  
Renewal Status: UnAssigned      Balance: \$0.00

## TRANSACTION HISTORY

Tran Date	Action Type	Account	Sub	Description	Receipt No	Amount
06/10/1999	Payment	1020	02	DON C ANDERSON	199919483	(\$100.00)
05/17/1999	RENEWAL	1020	02	DON C ANDERSON	0	\$100.00

## PREVIOUS NAMES

Change Date	Name	Change Reason
03/29/200	DON C ANDERSON	

## PREVIOUS ADDRESSES

Change Date	Address	Mailing Address	Change Reason
03/29/200	N 4301 RAMSEY RD D-31 COEUR D ALENE ID	N 4301 RAMSEY RD D-31 COEUR D ALENE ID	
05/21/199	N 4301 RAMSEY RD B-23 COEUR D ALENE ID		UnAssigned

MISC  
WAS LRA-92